

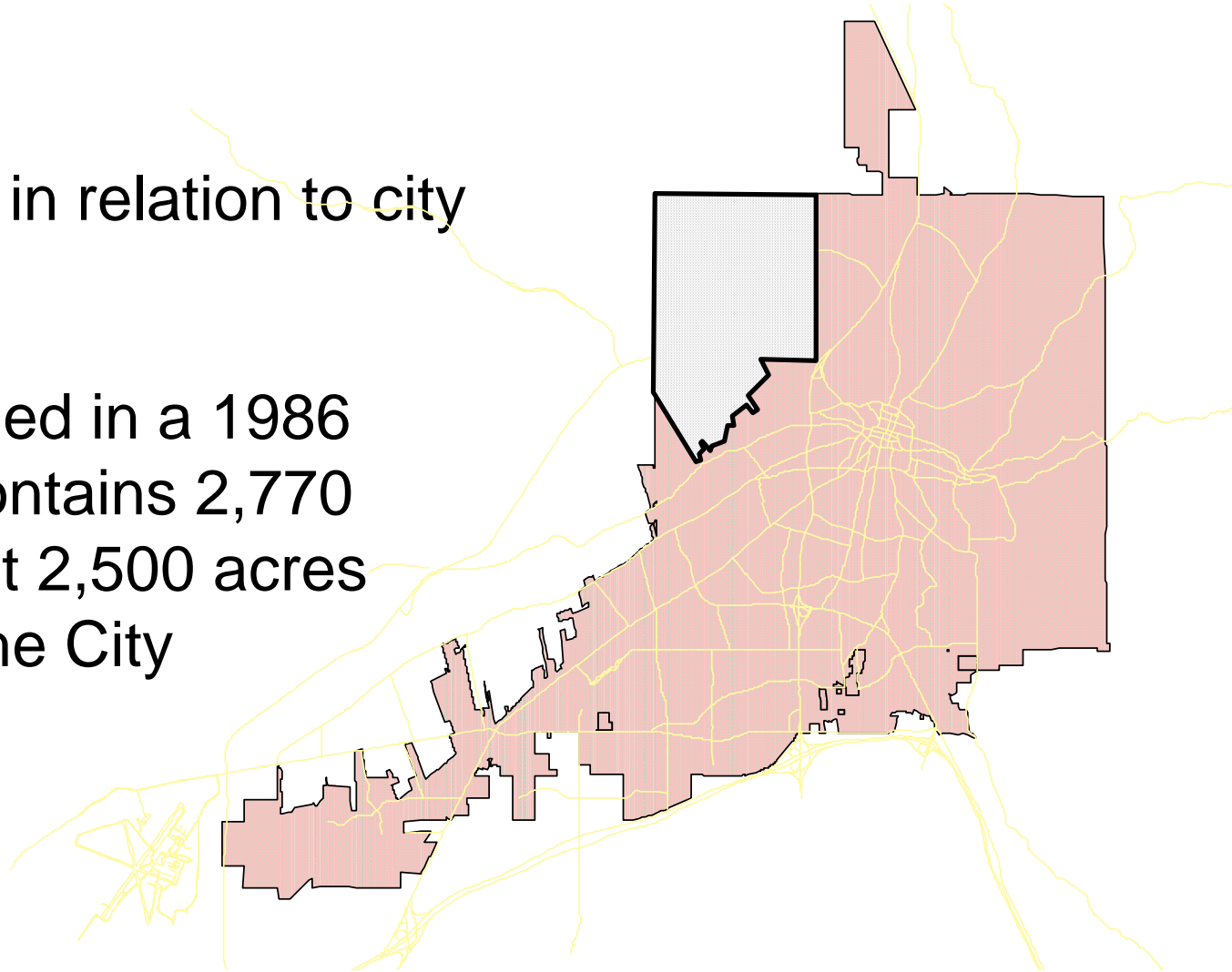
A Plan to Develop Affordable Housing in the Northwest Quadrant

Initiated by Resolution 2003-61

Site

NW Quadrant in relation to city limits

Formally defined in a 1986 survey, it contains 2,770 acres, about 2,500 acres owned by the City



Goals

Use the resource of the City-owned land as financial subsidy to assist in building affordable housing

Create a mixed-income, very energy- and water-efficient neighborhood close to downtown with a high percentage of affordable homes

Preserve major amounts of open space and parkland with an interconnecting trail system

Key Project Parameters

Aggressive water-saving strategies to reach target water use of 0.15 acre-feet per home per year (approx. 4,000 gal/month versus a conventional usage of 6,000 gallons)

Mandatory design standards to guarantee energy efficiency and terrain management best practices

Strict affordability controls to control resale of the affordable homes and ensure that the buyers are income qualified

Key Project Parameters

Sell City-owned land to a Master Developer, who will build spine roads and utilities and subdivide the land

Require Developer to provide land for affordable housing - nearly 40% of total - and 30% as moderately-priced

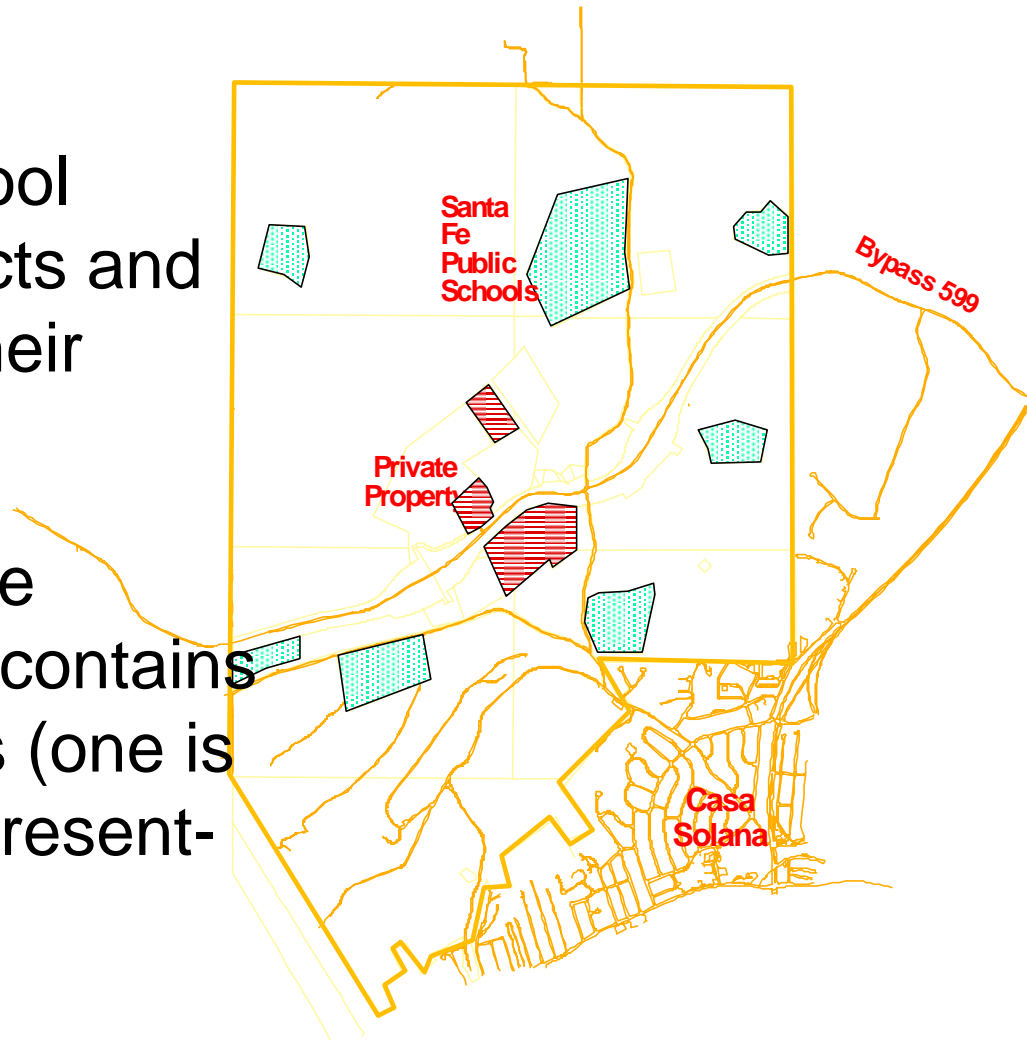
- including housing for those with special needs

All revenues from sale and \$10,000 per high-end home will be used as subsidy for low cost housing

Study Area

The Santa Fe Public School District owns seven tracts and several families have their homes in the area

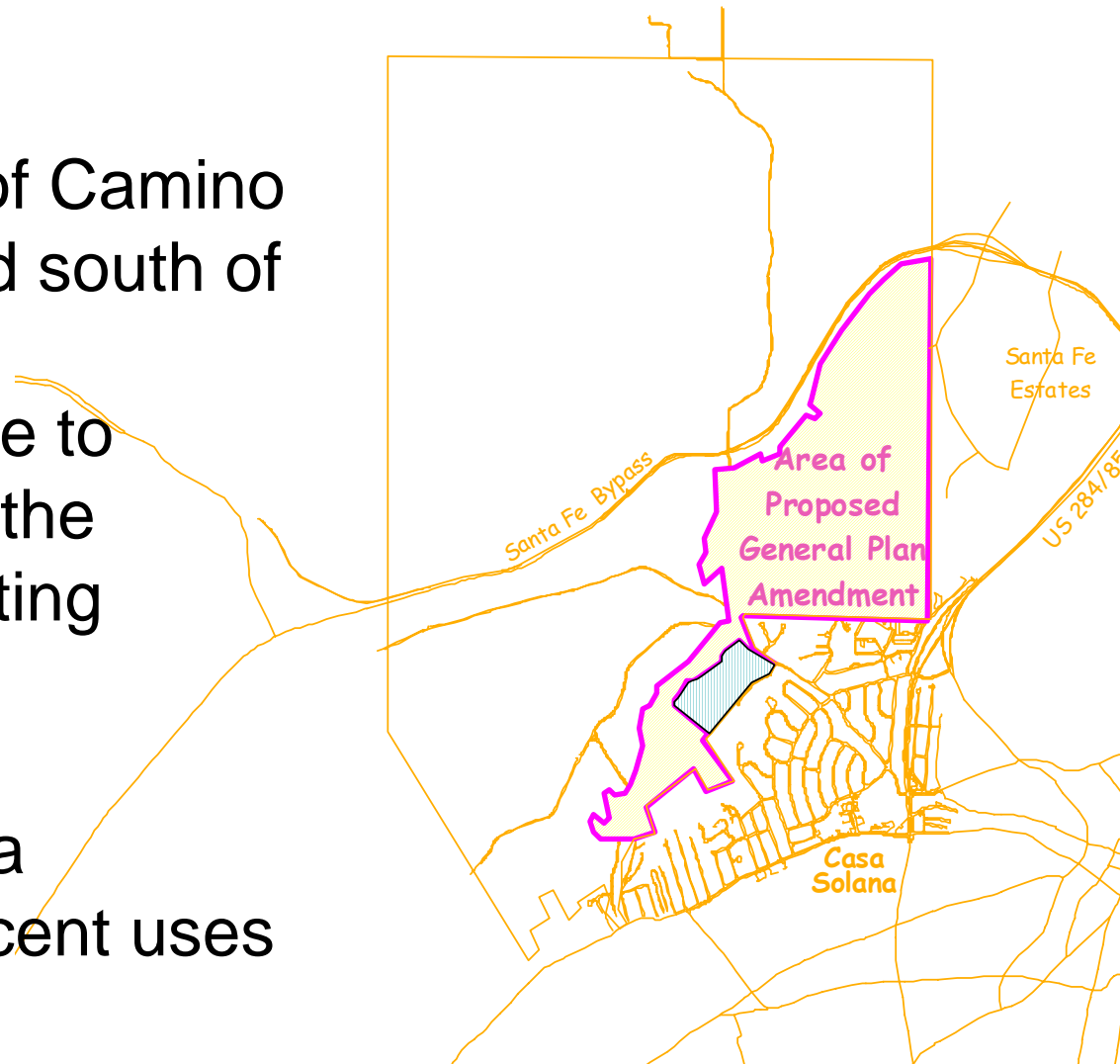
The land is bisected by the Bypass (Hwy 599) and contains two abandoned landfills (one is the dog park) and the present-day transfer station



Recommendation

The area to the east of Camino de los Montoyas and south of the Bypass is most economically feasible to develop because of the proximity of the existing infrastructure

Development here is a continuation of adjacent uses



Re-Cap of Public Hearings

- 2004 - Today's meeting to provide information to and collect comments from the public
- 2004 - Planning Commission considers the General Plan Amendment
- 2004 - City Council considers the General Plan Amendment
- 2005 - Contract for Master Planning awarded by City Council. Design begins, the process will include public meetings

Re-Cap of Public Hearings

- 2006 - Rezoning according to Master Plan considered by Planning Commission
- 2006 - Rezoning considered by City Council
- 2006 - Sale of property to a Master Developer selected by a nation-wide RFP
- 2007 - Development Plan and first subdivision plats reviewed by Planning Commission
- 2008 - Construction of spine infrastructure and first homes begins - 1st sales in 6-8 months

